

# Energy performance certificate (EPC)

4 Market Hill  
ST IVES  
PE27 5AL

Energy rating

**D**

Valid until:

8 March 2033

Certificate  
number:

3526-5488-3375-8061-  
1167

Property type

Retail/Financial and Professional Services

Total floor area

46 square metres

## Rules on letting this property

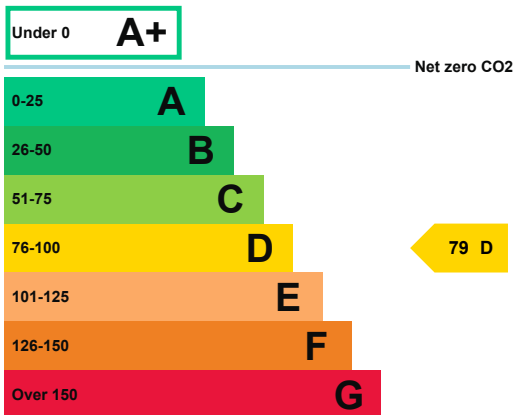
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 A

If typical of the existing stock

20 A

## Breakdown of this property's energy performance

|   |                                 |
|---|---------------------------------|
| Main heating fuel   | Grid Supplied Electricity       |
| Building environment  | Heating and Natural Ventilation |
| Assessment level  | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 60.25                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 622                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8203-9047-5325-3547-7840\)](/energy-certificate/8203-9047-5325-3547-7840).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

|                 |  |
|-----------------|--|
| Assessor's name | Michael D Boughton   |
| Telephone       | 07713 160121   |
| Email           | <a href="mailto:mike@mikeboughton.com">mike@mikeboughton.com</a> |

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/019532   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | <insert Employer/Trading Name>                            |
| Employer address       | <insert Employer/Trading Address>                         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 22 February 2023  |
| Date of certificate    | 9 March 2023  |

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